172.0	0004	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,300 / 673,300
					USE VALUE:	673,300 / 673,300
					ASSESSED:	673,300 / 673,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANJOU MARC C &
Owner 2:	MCKINNON SARAH D
Owner 3:	
Street 1:	10 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GILDAY SUSAN W & -
Owner 2:	PARKS BRUCE J -
Street 1:	10 KILSYTHE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Vinyl Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5222.000	269,600		403,700	673,300
Total Card	0.120	269,600		403,700	673,300
Total Parcel	0.120	269,600		403,700	673,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.84 /Parcel: 476.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 113941

GIS Ref

GIS Ref

Insp Date 09/15/18

!13312!

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,600	0	5,222.	403,700	673,300		Year end	12/23/2021
2021	101	FV	253,800	0	5,222.	403,700	657,500		Year End Roll	12/10/2020
2020	101	FV	253,900	0	5,222.	403,700	657,600	657,600	Year End Roll	12/18/2019
2019	101	FV	229,400	0	5,222.	397,900	627,300	627,300	Year End Roll	1/3/2019
2018	101	FV	229,400	0	5,222.	305,600	535,000	535,000	Year End Roll	12/20/2017
2017	101	FV	229,400	0	5,222.	288,300	517,700	517,700	Year End Roll	1/3/2017
2016	101	FV	229,400	0	5,222.	265,300	494,700	494,700	Year End	1/4/2016
2015	101	FV	203,900	0	5,222.	248,000	451,900	451,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:43:27

LAST REV

Date	Time
02/05/19	11:44:45
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILDAY SUSAN W	64849-369		1/29/2015		567,200	No	No		
GILDAY SUSAN W	60570-446		11/27/2012	Convenience	1	No	No		
GILDAY SUSAN W,	60035-251		9/19/2012	Convenience	1	No	No		
GILDAY M PETER	60035-249		9/19/2012	Family	160,000	No	No		
CALIENDO ANTHON	21866-403		3/24/1992		171,000	No	No		Y

USER DEFINED

Prior Id # 1:	113941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2000	222	Wood Dec	9,000	C				12X14 WDK-NEW DOOR
5/5/1998	253	Manual	4,000					REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
11/13/2008	Meas/Inspect	345	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/13/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5222		Sq. Ft.	Site		0	70.	1.10	6									403,662						403,700	

Total AC/HA:	0.11988	Total SF/SM:	5222	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	403,662	Spl Credit		Total:	403,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE w/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98402417
Adj $ / SQ:	179.338
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366314
Depreciation:	96707
Depreciated Total:	269607

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

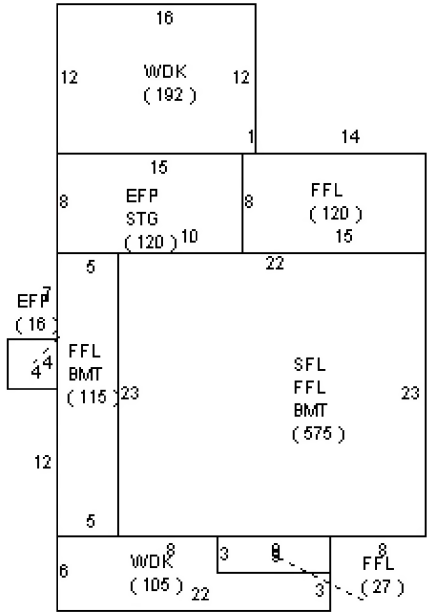
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.34
Special Features:	0	Val/Su Net:	101.54
Final Total:	269600	Val/Su SzAd	190.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	837	179.340	150,106
BMT	Basement	690	53.800	37,123
SFL	Second Floor	575	179.340	103,120
WDK	Deck	297	9.220	2,738
EFP	Enclos Porch	136	46.490	6,322
STG	Storage	120	7.540	905

Net Sketched Area:	2,655	Total:	300,314
Size Ad	1412	Gross Area	2655	FinArea	1412
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

172.0-0004-0004.A

IMAGE

AssessPro Patriot Properties, Inc